

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER  
PARCEL E-9-B URBAN RENEWAL AREA (24&26 North Street)  
PROJECT NO. MASS. R-77

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Waterfront Urban Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, North Property Associates has expressed and has submitted a satisfactory proposal for the development of Disposition Parcel E-9-B in the Downtown Waterfront-Urban Renewal Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That North Property Associates be and hereby is tentatively designated as redeveloper of Disposition Parcel E-9-B consisting of No. 24 and 26 North Street in the Waterfront Urban Renewal Area subject

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission in a form satisfactory to the Authority of:
  - (i) A letter of Intent within 30 days accompanied by a good faith deposit of \$2,000.
  - (ii) Evidence of the availability of 100% of the construction financing within 90 days.
  - (iii) Final Working Drawings and Specifications within 120 days.
  - (iv) Commencement of construction within 180 days.

That disposal of Parcel E-9-B by negotiation is the appropriate method of making the land available for development.

That it is hereby found that North Property Associates possesses the qualifications and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.

That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

CITY HALL

24 NORTH ST.  
AREA: 2454 sf.

PARCEL E-9-B  
24-26 NORTH ST

26 NORTH ST.  
EXPANSION AREA 1910 S.F.

104 1/2

February 24, 1972

## MEMORANDUM

TO: THE BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: TENTATIVE DESIGNATION OF DEVELOPER  
24 and 26 NORTH STREET - PARCEL E-9-B  
WATERFRONT PROJECT, MASS. R-77

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On June 18, 1970, the Authority authorized advertising for developer's interest in the rehabilitation of the Hark Beef building at 24 North Street. This is a vacant six-story building opposite Faneuil Hall. In response to this offering, submissions were received from North Property Associates (Samuel Shapiro), Cities Inc. (Daniel Dimancescu), Starline Structures Inc. (J. Paul Fortier) and Haldemann Goransson.

Review by the staff indicated that although most of the submissions were of good quality, the design proposal made by North Property Assoc. was outstanding. The architect for the group is Donlyn Lyndon, Head of the Department of Architecture at MIT and the other members of the group are Lewis Gelbert, President and Treasurer of Atlas Steel Corp; Lewis G. Pollock, partner of Rudman & Pollack; and Samuel Shapiro, Certified Public Accountant and Lecturer at Northeastern University and Boston College.

On the basis of financial strength, tenant commitments, and design proposals made for the building, it is recommended that North Property Assoc. be tentatively designated developer of 24 North Street subject to the conditions specified in the following resolution.

Because of the narrowness of the parcel and the unusual shape of the building, developers were encouraged to plan their programs around the possibility of expanded space utilizing No. 26 North Street (as shown on the attached map). In fact, all of the submissions made did so in order to provide better entrances and lobby facilities. In addition, utilizing this cleared parcel, allows for public access from North Street into Scott Alley. It is therefore recommended that North Property Associates also be tentatively designated developers of the land presently occupied by 26 North Street.